

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/7 HOPE AVENUE DONVALE VIC 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$973,000

Property type

Unit

Suburb

Donvale

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

11 CABENA STREET DONVALE VIC 3111	\$1,075,000	15-Jun-24
1 DUNFIELD AVENUE MITCHAM VIC 3132	\$1,087,000	06-Jul-24
336 SPRINGFIELD ROAD NUNAWADING VIC 3131	\$1,060,000	15-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 July 2024

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11 CABENA STREET DONVALE VIC 3111

Sold Price

^{RS} **\$1,075,000**

Sold Date

15-Jun-24

3 1 2

Distance

1.44km



1 DUNFIELD AVENUE MITCHAM VIC 3132

Sold Price

^{RS} **\$1,087,000**

Sold Date

06-Jul-24

3 1 2

Distance

0.73km



**336 SPRINGFIELD ROAD
NUNAWADING VIC 3131**

Sold Price

\$1,060,000

Sold Date

15-Mar-24

3 2 3

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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